

METROPOLITAN DEVELOPMENT COMMITTEE

DATE: May 14, 2007

CALLED TO ORDER: 5:34 p.m.

ADJOURNED: 7:03 p.m.

ATTENDANCE

Attending Members

Dane Mahern, Chairman
Rozelle Boyd
Ron Gibson
Scott Keller
Jackie Nytes
Marilyn Pfisterer
Mike Speedy

Absent Members

Lance Langsford
Angela Mansfield

AGENDA

PROPOSAL NO. 186, 2007 - approves an increase of \$25,000 in the 2007 Budget of the Office of Finance and Management (Landmark Building Preservation Fund) to pay for re-roof repairs of the Indiana Repertory Theater
"Do Pass as Amended" Vote: 7-0

PROPOSAL NO. 208, 2007 - approves an appropriation of \$1,220,000 in the 2007 Budget of the Department of Metropolitan Development (Federal Grants and Redevelopment General Funds) to provide funding for rental development projects for low income families and for support of Indianapolis emergency homeless shelters and to pay for demolition of the abandoned BOSMA building at 526 West 30th Street, financed by federal funds and funds in the United North West Area (UNWA) TIF account within the Redevelopment General Fund
"Do Pass" Vote: 6-0

PROPOSAL NO. 209, 2007 - approves an appropriation of \$880,000 in the 2007 Budget of the Department of Metropolitan Development (Consolidated County Fund) to allocate funds from the Housing Trust Fund to provide financial assistance for low income individuals and families
"Do Pass" Vote: 6-0

PROPOSAL NO. 210, 2007 - approves an appropriation of \$405,000 in the 2007 Budget of the Department of Metropolitan Development (Federal Grants Fund) to make necessary capital repairs to the Indiana Repertory Theater building, funded by program income generated in prior years by federal Urban Development Action Grants (UDAG)
“Do Pass as Amended” Vote: 7-0

Presentation on Department of Metropolitan Development (DMD) Upgrade to Accela Automation – Maury Plambeck, Director

METROPOLITAN DEVELOPMENT COMMITTEE

The Metropolitan Development Committee of the City-County Council met on Monday, May 14, 2007. Chair Dane Mahern called the meeting to order at 5:34 p.m. with the following members present: Rozelle Boyd, Ron Gibson, Scott Keller, Jackie Nytes, and Mike Speedy. Councillor Marilyn Pfisterer arrived shortly thereafter. Absent were Lance Langsford and Angela Mansfield.

Chair Mahern asked for Proposal No. 186 and 210, 2007 to be heard together. Consent was given.

PROPOSAL NO. 186, 2007 - approves an increase of \$25,000 in the 2007 Budget of the Office of Finance and Management (Landmark Building Preservation Fund) to pay for re-roof repairs of the Indiana Repertory Theater

PROPOSAL NO. 210, 2007 - approves an appropriation of \$405,000 in the 2007 Budget of the Department of Metropolitan Development (Federal Grants Fund) to make necessary capital repairs to the Indiana Repertory Theater building, funded by program income generated in prior years by federal Urban Development Action Grants (UDAG)

Margaret L. Banning, Administrator of Economic Development, said both of these proposals will be used to make improvements to the Indiana Repertory Theater (IRT).

Councillor Nytes moved to amend Proposal 186, 2007 to read historic Indiana Theater building throughout the proposal, seconded by Councillor Gibson. The motion carried by a vote of 7-0.

Councillor Boyd asked if the legal name of the building is historic Indiana Theater building. Councillor Nytes said she believes the legal title is Indiana Theater.

Councillor Speedy asked if the building is legally designated as historic. Councillor Keller replied in the affirmative.

Ms. Banning said the city and the Department of Metropolitan Development (DMD) are responsible for the maintenance of the shell of the IRT and the other tenants are responsible for their office improvements. She said the city hired Edward George & Associates, a firm who specializes in facility maintenance for cultural institution. The firm has done a comprehensive capital needs assessment for the entire building. Ms. Banning said the most pressing issue with the building is the roof, which has leaked and caused extensive damage to the inside of the IRT. The total funding request is \$430,000 for this year. She said \$25,000 will come from the Historic Building Fund and \$405,000 will come from UDAG. Half of the funds will replace a large part of the roof, rerouting the roof drains, heating and air upgrades, and replacing the water damage of office suites in the tunnel area. Ms. Banning said they are not done with improvements and will be coming before the committee throughout the next few years with requests.

Chair Mahern said he is pleased that extensive study was done on the building before the request for funding was made.

Councillor Boyd asked if there are any insurance implications. Ms. Banning replied in the affirmative and said she believes they may be getting a settlement that will go back into the fund.

Councillor Keller asked if the city is still obligated to own the building. Ms. Banning said she does not believe the city is required to own the building; however, the city is not at a point that the finances make it worth-while for a private entity.

Councillor Pfisterer asked what the balances of the funds are after the request. Amy McFadden Marack, Deputy Controller, said in the Landmark Building Preservation Fund there will be a balance of \$5,000. Ms. Banning said there will be a balance of \$50,000 in the UDAG.

Councillor Speedy asked if repairs have been bid out. Ms. Banning replied in the negative. Councillor Speedy asked if a survey was done to give actual costs of repair. Ms. Banning said their consultants gave their estimates to allow the process to start. Councillor Speedy asked if they feel they may need additional funding. Ms. Banning said they asked the consultants to be generous in the estimates. She said they do not anticipate additional funding than already requested. Ms. Banning noted that the request will only do two-thirds of the actual roof. Councillor Speedy asked why the city owns the IRT. Ms. Banning gave the history of the development of the building and said the city had to be a principle partner to ensure the building would be preserved.

Councillor Keller said city leaders were involved to save the building and it was a community effort.

Councillor Nytes commended the DMD staff on doing a private study on the IRT and using UDAG funds.

Larry Vaughn, citizen, said the IRT is not generating any money and funds are being used on the building that should be going to low income funds. He said the building needs to be sold for better use.

Councillor Speedy asked what the source of funds is for the Landmark Building Perservation Fund. Ms. McFadden-Marack said the source is Cumulative Capital Funds. Councillor Speedy asked what the source of revenue is in the Landmark fund. Ms. McFaddedn-Marack said it was from property taxes.

Councillor Nytes moved, seconded by Councillor Boyd, to send Proposal No. 186, 2007 to the full Council with a “Do Pass as Amended” recommendation. The motion carried by a vote of 7-0.

PROPOSAL NO. 210, 2007 - approves an appropriation of \$405,000 in the 2007 Budget of the Department of Metropolitan Development (Federal Grants Fund) to make necessary capital repairs to the Indiana Repertory Theater building, funded by program income generated in prior years by federal Urban Development Action Grants (UDAG)

Councillor Nytes moved to amend Proposal 210, 2007 to read historic Indiana Theater building throughout the proposal, seconded by Councillor Gibson. The motion carried by a vote of 7-0.

Councillor Nytes moved, seconded by Councillor Gibson, to send Proposal No. 210, 2007 to the full Council with a “Do Pass as Amended” recommendation. The motion carried by vote of 7-0.

PROPOSAL NO. 208, 2007 - approves an appropriation of \$1,220,000 in the 2007 Budget of the Department of Metropolitan Development (Federal Grants and Redevelopment General Funds) to provide funding for rental development projects for low income families and for support of Indianapolis emergency homeless shelters and to pay for demolition of the abandoned BOSMA building at 526 West 30th Street, financed by federal funds and funds in the United North West Area (UNWA) TIF account within the Redevelopment General Fund

Ms. Banning said the \$1,220,000 is from three different funding sources; \$900,000 is rolled over from last year’s Home Investment Partnership Program that was not completely spent. She said \$500,000 of the \$900,000 will be available for rental assistance and low income housing and \$400,000 will be used for down payment assistance for home ownership opportunities. Ms. Banning said \$220,000 is also roll over funds from previous years for the Emergency Shelter grant. Funds will be available through the federal grant review process. She said the remaining \$100,000 is from the United Northwest allocation area to demolish a very long abandoned building. She said there were no specific plans for the building; therefore, a neighboring church would like to acquire the property for expansion of their facility.

Councillor Gibson asked how funds are administered. Ms. Banning said funds will be administered through the Community Resource section of DMD, where entities will come and apply for the funds. Councillor Gibson asked how the public is aware of available funds. Ms. Banning said they advertise available funds.

Councillor Speedy asked what income percentage will the funds serve. Ms. Banning said the fund will serve those who are 80 percent or below income median. Councillor Speedy asked if there is a geographical preference of how money is disbursed. Ms. Banning said there is no geographical destination. Funds are for whoever applies for them. Councillor Speedy asked if funds go directly to the renter or landlord. Ms. Banning said usually it is a not-for-profit entity that is responsible for all the money.

Councillor Nytes noted that \$500,000 of the \$900,000 will be targeted to persons earning less than 30 percent. Councillor Nytes said until they receive actual proposals from community groups, they will not know for certain which population group will end up being served; however, the intent is to target these persons. Councillor Nytes asked if the historic groups understand the demolition of the BOSMA building. Maury Plambeck, Director of DMD, replied in the affirmative.

Councillor Pfisterer asked if the homeless shelters requesting money have to be already established. Ms. Banning said anyone who is willing to provide assistance to homeless people is eligible to apply for funding.

[Clerk's note: Councillor Keller left at 6:10 p.m.]

Mr. Vaughn said this funding is intended for poor people, but instead used to enslave a whole class of people. He said the Housing Urban Development (HUD) money was not intended to be given to those with money.

Councillor Speedy asked if tax abatement will be used in any of these projects. Ms. Banning replied in the negative.

Councillor Gibson moved, seconded by Councillor Boyd, to send Proposal No. 208, 2007 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 6-0.

PROPOSAL NO. 209, 2007 - approves an appropriation of \$880,000 in the 2007 Budget of the Department of Metropolitan Development (Consolidated County Fund) to allocate funds from the Housing Trust Fund to provide financial assistance for low income individuals and families

Ms. Banning said the Housing Trust Fund (HTF) is a more creative funding source that is non-federal and non-tax dollars that allows for more flexibility in addressing some of the housing needs. She said this fund is administer by the Metropolitan Development Commission and is advised by the Housing Trust Fund Advisory committee. Ms. Banning said they anticipate using the \$880,000 to put out request for proposals for rental

assistance. She said the committee has already passed additional revenue sources for funding.

Councillor Gibson asked how the funds are coming into the account on money already approved. Jennifer Green, Assistant Administrator of DMD, said they have noticed amounts between \$14,000 to \$15,000 a month.

Councillor Nytes asked how many times have they appropriated from the HTF. Ms. Banning said they have appropriated twice from the fund. Councillor Nytes asked what the previous funds were awarded to do. Ms. Banning said some funding was working in partnership to assist families in transitioning out of homelessness. Ms. Green said the money was also used for direct rental assistance. Councillor Nytes asked who administers the funds. Ms. Green said the community centers administer the funds.

Bruce Baird, representative of the Indianapolis Housing Agency, said the agency is in support of this proposal and thanks the city and DMD for their work on accepting proposals for the Housing Trust Fund.

Carlette Duffy, Indianapolis Region Director for Aftercare for Indiana through Mentoring (AIM), said that she is in favor of this proposal. She said they were able to collaborate with other agencies that have received funding to work with youth and youth who are homeless.

Councillor Boyd moved, seconded by Councillor Gibson, to send Proposal No. 209, 2007 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 6-0.

Presentation on Department of Metropolitan Development (DMD) Upgrade to Accela Automation – Maury Plambeck, Director

Rick Powers, Administrator of DMD Division of Compliance, made opening statements on the Accela Automation product (Exhibit A, attached).

[Clerk's note: a video was shown on the Accela Automation device and how it assisted New Orleans during Hurricane Katrina]

Mr. Powers said they are trying to increase their services to the public by using this software. Mr. Powers said this software will incorporate their planning functions and inspection roles for many departments.

Councillor Boyd asked if any specialized training is needed. Mr. Powers replied in the negative and said there will be training for staff when the system is merged, but no transitional training into an emergency role.

Councillor Pfisterer asked if the system will require new software and hardware. Shital Patel, Chief Financial Officer (CFO) for Information Services Agency (ISA), said the system will be for the entire enterprise for this particular module with no additional licensing cost. She said the hardware will be host in ISA and they should be able to handle it. If an additional server is needed it will cost between \$12,000 and \$15,000.

Councillor Pfisterer asked if other cities are using this software. Ms. Patel said Sacramento, Cleveland, Washington, D.C., etc. Councillor Pfisterer asked how the software will better improve emergency response. Mr. Power said the same software inspectors would use it daily, and it will also be used in the emergency response role. He said the software will elevate using paper reporting for a faster and more adequate response. Councillor Pfisterer asked if the total project cost will be paid by user fees. Ms. Patel replied in the affirmative.

Ms. Patel gave a presentation on the Accela Automation Upgrade (found in Exhibit B, attached).

Councillor Speedy asked if the software will improve service at the Mayor Action Center (MAC). Mr. Power replied in the affirmative and said the software will be fully integrated into all services.

Chair Mahern asked if Animal Care and Control Division (ACCD) will also be able to use the software in the field. Ms. Patel said ACCD's current software will be interfaced with Accela and once their information is in the system, they will have full use of the services of Accela.

Councillor Pfisterer asked what user fees will be used in the purchase of the software. Ms. Patel said the General Permit Sub-fund, which maintains DMD's permit fees, will be used to fund the entire project.

Councillor Boyd asked if there are any licensing limitations on how the city can use Accela. Ms. Patel said the land module of this software is unlimited and anyone who is a City-County user can access this software. There is additional licensing costs for the Interactive Voice Response (IVR), Geographical Information Services (GIS), and wireless if moved to other users, but is unlimited for DMD.

Councillor Speedy asked how old the company is that provides Accela. Mr. Powers said they are the parent company of Tidemark, which the city has used since 1996 with no bad

experiences. He said the system has served the city well, and it is just aging and losing some of its capabilities.

Chair Mahern asked if the installation of the software can still be done during DMD's upcoming moving process. Mr. Power said their move should not have any impact on the installation of the software other than rewiring.

Councillor Nytes asked if they will be able to handle the installation of Accela at the same time the new Property Record System is expected to go live. Ms. Patel said they are bringing in high level project managers to oversee both these projects. She said they will also make sure they are communicating effectively with their customers and sponsors.

Chair Mahern asked what their goal is and how many more inspections would likely be done with the new system. Mr. Powers said their goal is to do 100 percent of the required inspections. He said the city will definitely see a dramatic change in the number of inspections done daily. Chair Mahern asked if the new software will be difficult to learn compared to the current system. Mr. Power said the new software will be easier because it is Window based, compare to the current system where data needs to be learned in order to use the current system.

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 7:03 p.m.

Respectfully submitted,

Dane Mahern, Chair
Metropolitan Development Committee

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